

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Tuesday November 1, 2016 at 9:00 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Permit(s): R2015-01127-(4), RCUP 201500108

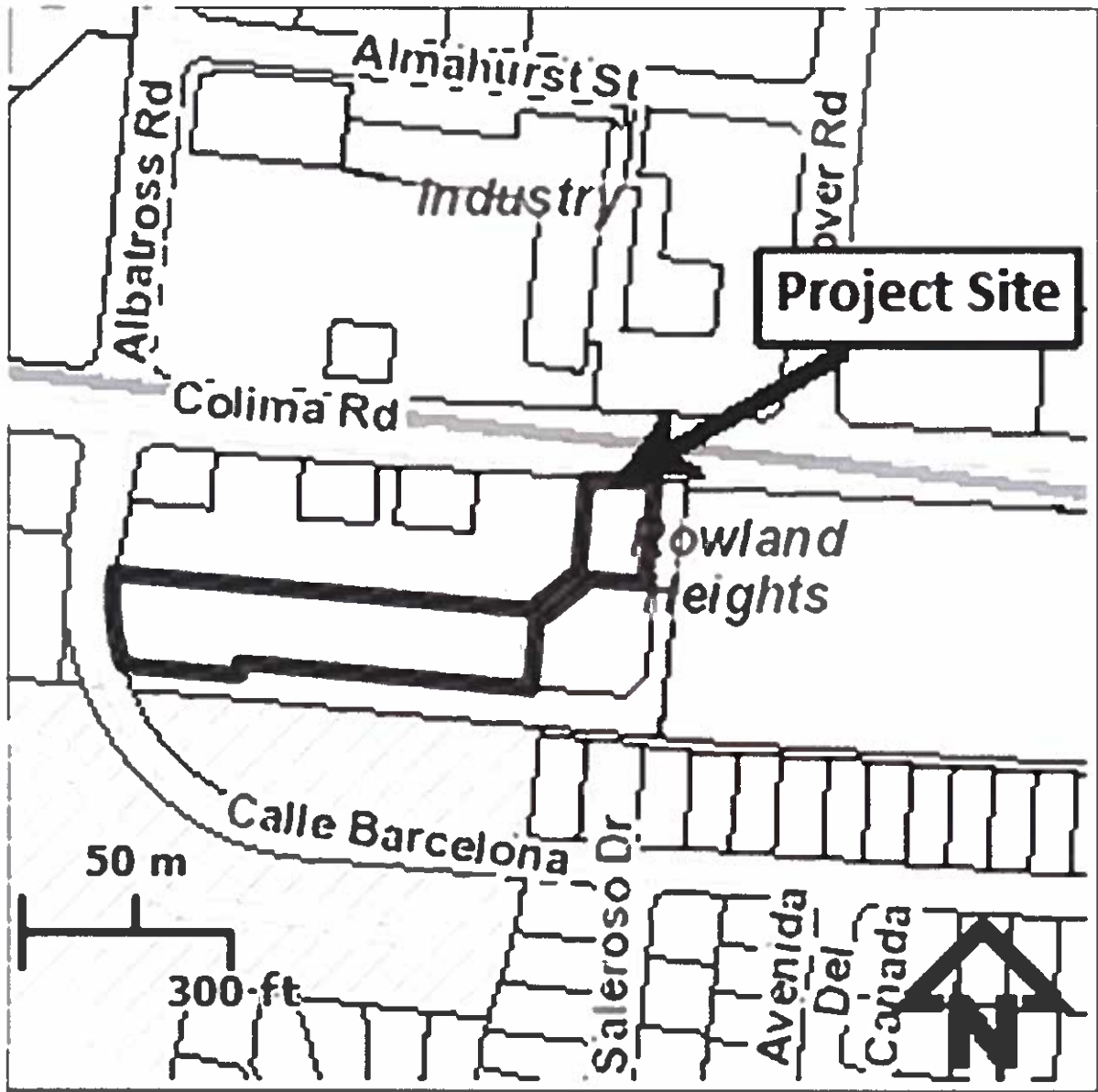
Project Location: 17596 Colima Road within the Puente Zoned District

CEQA Categorical Exemption: Class 1 – Existing Facilities

Project Description: A request for a Conditional Use Permit to authorize the sale of beer and wine for on-site consumption (Type 41) at the Momo Paradise restaurant pursuant to section(s) 22.28.160 of the Los Angeles County Code.

For more information regarding this application, contact **Michele Bush**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6435, Fax: (213) 626-0434, E-mail: mbush@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at Rowland Heights Library, 18500 Fajardo Street, Rowland Heights. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**





Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2015-01127-(4)

HEARING DATE

11/01/16

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500108

PROJECT SUMMARY

OWNER / APPLICANT

Centro Watt Property Owner II LLC / Len Hayashi

MAP/EXHIBIT DATE

04/16/15

PROJECT OVERVIEW

A request for a Conditional Use Permit to authorize the sale of beer and wine for on-site consumption (Type 41) in an existing restaurant (Momo Paradise). The restaurant is located within the Puente Hills Town Center-East and was previously approved under Plot Plan No. 201500350.

LOCATION

17596 Colima Road, Rowland Heights

ACCESS

Via pedestrian walk and two driveways along Colima Road

ASSESSORS PARCEL NUMBER(S)

8265-003-029

SITE AREA

2.02 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

C – Commercial

ZONE

C-2-BE (Neighborhood Business)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Rowland Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.56.195 (Alcoholic Beverage Sales Burden of Proof Requirements)
 - 22.44.132 (Rowland Heights CSD requirements)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

Michele Bush

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